

PLAT NOTES

- The purpose of this plat is to create (1) new lot of record.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be Present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, And maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, Telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- The soil site type and locations shown hereon are taken from information provided by The Tennessee Department of Environment and Conservation Division of Ground Water Protection, Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- On December 14, 2015 The Rutherford County Regional Planning Commission approved a fire hydrant waiver, allowing a lot on private easement to be less than five acres and limiting the number of lots on a private easement to three.

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lot(s) proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

Date _____ Tennessee Department of Environment and Conservation Division of Ground Water Protection

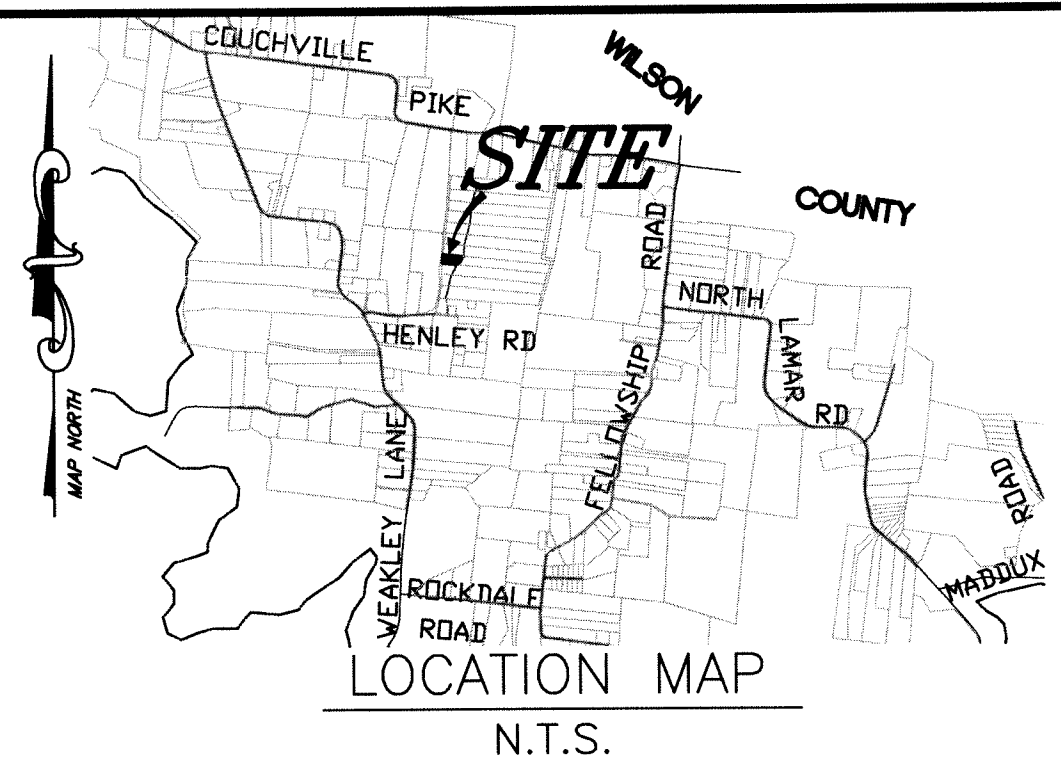
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
80 or 45 MPI

SOILS AREAS

LOT	≤ 60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	3,864 SF	0 SF	3,364 SF	7,228 SF



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Record Book: 812, Page: 2454

Date _____ James Duwayne Kessler

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

5.12.2016 Date _____ Richard H. Stem, Jr.
Tenn. RLS No. 1637

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Resubdivision of Lot 1, James Kessler, One Lot Subdivision has been approved by the engineers of Gladeville Utility District for water service, provided however, that the lines, valves, and fittings must be installed in accordance with specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Gladeville Utility District

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date _____ Secretary, Planning Commission

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE: _____.

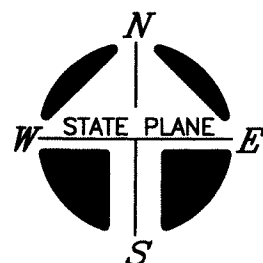
DANIEL L. WRIGHT
KAREN A.
D.B. 596, PG. 411

ALAN AND WENDY LAWSON
LIVING TRUST
R.B. 1311, PG. 3276

REMAINING PROPERTY
JAMES D. KESSLER
R.B. 812, PG. 2454
7.55 Ac. ±

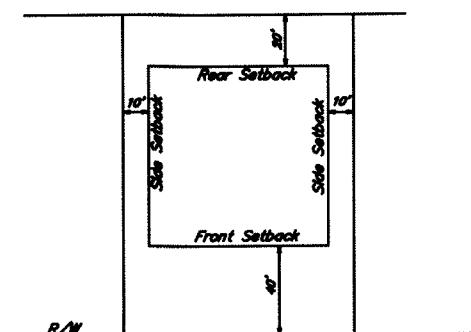
BENNIE L. EDWARDS
ET UX MAI
D.B. 433, PG. 54

1 LOT - 1.64 Ac. ±



THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470149C0, 0028-H, DATED JAN. 05, 2007 ZONE: X

ZONING: RM - Medium Density Residential
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
IPF ○ IRON PIN FND.
Ø EXISTING POWER POLE
---W--- EXISTING WATER LINE
---E--- EXISTING ELECTRIC LINE

OWNER: JAMES DUWAYNE KESSLER
ADDRESS: 5081 HENLEY ROAD
MT. JULIET, TN. 37122
TAX MAP: 3, PART OF PARCEL: 6.08

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



MINOR PLAT
JAMES KESSLER
ONE LOT SUBDIVISION
1st Civil District of Rutherford County, Tennessee
Date: April 2016 Scale: 1"=100' Sheet 1 of 1